

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT:	CUP 26-024 Westside Ranches LLC Laydown Yard
MEETING DATE:	September 3, 2026
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Westside Ranches LLC, Doris Allen 2624 S Inglenook PL, Meridian ID 83642
REPRESENTATIVE:	Josh Tolson, 9017 W Halstead Dr, Boise ID 83704
LOCATION:	Parcels RP13N03E110825 and RP13N03E123005 in the NESE Section 11 and NWSW Section 12, T.13N, R.3E, Boise Meridian, Valley County, Idaho
SIZE	1-acre
REQUEST:	Area Business
EXISTING LAND USE:	Agricultural (Grazing)

Doris Allen is requesting a conditional use permit to lease one-acre of land to Idaho Power and its contractors as needed for power pole and equipment storage for installations. No land would be disturbed beyond parking of vehicles on the field grass. There will be no aggregate, site grading, or fencing of the site.

The application contains a signed Temporary Facility Lease. Approximate use would be once or twice a year with a usual lease length of two months. Lease length would vary depending on circumstances.

The leased area would be located near the northwest corner of the West Mountain Road and Lakeshore Drive intersection. Access would be from Lakeshore Drive, a paved public road within a prescriptive easement. Lakeshore Drive is a "Major Collector" roadway.

The amount of equipment and vehicles would vary. Higher estimates could include four shipping containers, 80 poles, four bucket trucks and diggers, four pickups, a dump trailer and flatbed trailer.

The number of anticipated trips is variable.

A porta-potty would be provided for employees.

The site has been used as a fire camp for emergency purposes.

FINDINGS:

1. A pre-application meeting was held with Staff on July 20, 2026.
2. The application was submitted on July 20, 2026.
3. Legal notice was posted in the *Star News* on August 13, 2026, and August 20, 2026. The applicant was notified by letter on August 4, 2026. Potentially affected agencies were notified on August 4, 2026. Property owners within 300 feet of the property line were notified by fact sheet mailed on August 5, 2026. The notice was posted online at www.co.valley.id.us on August 4, 2026. The site was posted on August 20, 2026.

4. Agency comment received:

Paul Ashton, Parametrix and Valley County Engineer, stated based on the described operation and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required. Valley County Road and Bridge Department will assess county public road access requirements as applicable. All driveway connections shall comply with the VC Minimum Standards for Private/Public Road Design and Construction. (August 21, 2026)

Emily Hart, McCall Airport Manager, had no comments. (August 4, 2026)

5. Public comment received: *none*
6. Physical characteristics of the site: relatively flat grassland
7. The surrounding land use and zoning includes:
 - North: Grazing land owned by the applicant; land managed by U.S. Bureau of Reclamation; Lake Cascade
 - South: Agricultural (Grazing)
 - East: Grazing land owned by the applicant; Single-Family Residential Subdivision Lots
 - West: Grazing land owned by the applicant; Single-Family Residential Subdivision Lots
8. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses d. Area Business

Review of Title 9-5 Conditional Uses should be done.

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

A. Lot Areas:

2. Minimum Lot Size And Configuration: The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.
3. Direct Frontage Along Public Or Private Road: All lots or parcels for conditional uses shall have direct frontage along a public or private road with minimum frontage distance as specified in the site or development standards for the specific use.

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

TABLE 5-A STANDARDS FOR CONDITIONAL USES

Use Description	Building Setbacks (feet)				Minimum Lot Area	Max. % Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
	Front	Side	Side Street	Rear					
Commercial Use Area Business	30	10	30	30		40	75	35	1 + 1/250 sqft

9-5A-1: GRADING:

- A. **Permit Required:** Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- B. **Exemptions:** Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
- C. **Flood Prone Areas:** Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- D. **Wetlands:** Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. **Site Grading Plan:**
 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. The Valley County Engineer or assigns shall approve all site grading and stormwater management plans prior to earthwork being done on-site.
 3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the soil conservation services (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally one hundred (100) acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
 - c. Site Development not directly specified shall use the twenty-five (25) storm event.
- F. **Land Surfaces Not Used For Roads, Buildings And Parking:** All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.

- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

9-5A-2: ROADS AND DRIVEWAYS:

- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:

- A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.
- B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.
- C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.
- D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes¹:
 - 1. Parking Area Dimensions:
 - a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
 - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
 - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
 - 2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.
 - 3. Vehicle Overhang:
 - a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
 - b. Standard Size Parking Spaces:
 - (1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.
 - c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.
 - d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.
 - e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.
 - f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.

- g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.
- h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.
- i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.
- j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.
- k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter.

9-5A-4: LANDSCAPING:

A. Purpose And General Regulations:

3. General Regulations

- d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
- f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.

4. Maintenance:

- a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
- b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
- c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
- d. Maintained In Accordance With Site And/Or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
- e. Modification And/Or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
- f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.

B. Landscaping; Standards Of Design:

- 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
- 4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-

- family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
 11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- D. Random Entry: Fencing shall be installed to secure against random entry into hazardous areas or operations.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5B PERFORMANCE STANDARDS

9-5B-1: NOISE:

- A. **Commercial Or Industrial Activity:** The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

9-5B-2: LIGHTING:

- C. **Standards:**
2. **Turn Off Required:** All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
 3. **Recreational Facilities:** Recreational facilities such as baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters; ski trails; or other outdoor field recreation facilities are exempt from height restrictions provided the lights are used only while the field is in use.
 4. **All Other Outdoor Lighting:** All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code:
 - a. The height of any light fixture or illumination source shall not exceed twenty feet (20').
 - b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
 - c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.
 - d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1.
 5. **Parking Areas, Walkways Or Similar Uses:** All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.
 6. **Searchlights:** Searchlights shall only be operated for special events or grand openings for a maximum of one week. Searchlights shall not be operated on residential or agricultural property.
 7. **Mercury Vapor Lights:** The installation of mercury vapor lamps is hereby prohibited.
 8. **Flashing, Intermittent Or Moving Lights Prohibited:** Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit the flashing porch light signal used only while emergency services are responding to a call for assistance at the property, or holiday lights.
 9. **Industrial And Exterior Lighting:** Industrial and exterior lighting shall not be used in such a manner that produces glare on public highways and neighboring property. Arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the property line. Exceptions will be made for necessary repairs to equipment.
 10. **Sensor Activated Lights:** Sensor activated lights, provided:
 - a. They are located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way.
 - b. They are set to only go on when activated and to go off within five (5) minutes after activation has ceased.
 - c. They shall not be triggered by activity off the property.
 11. **Towers, Power Lines And Power Poles:** Lighting of radio, communication and navigation towers along with power lines and power poles, provided the owner or occupant demonstrates that the federal aviation administration (FAA) regulations can only be met through the use of lighting.

12. Outdoor Lighting Plan: All applications for a conditional use permit shall include an outdoor lighting plan for the entire site which indicates how the above standards are to be met. The approved permit shall be a part of the conditional use permit and/or the building permit.

9-5B-4: EMISSIONS:

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.
- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

9-5B-5: DUST:

- A. Minimization Required: Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. Created By Approved Operation: Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust¹ along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-6: OPEN STORAGE:

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:

- A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.
- B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
- C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel.

9-5C-5: SITE IMPROVEMENT:

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

- A. Minimum Lot Area:
 - 1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
 - 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.

3. No frontage is required for recreation business.
- B. Minimum Setbacks:
 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. Maximum Building Height And Floor Area:
 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
 1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.

9-6-6: Riparian Area Overlay

SUMMARY:

Staff's compatibility rating is +14.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).

STAFF COMMENTS / QUESTIONS:

1. This site is within the Cascade Fire District and Water District 65. It is not within a herd district nor within an impact area.
2. Valley County Code states that commercial uses shall have at least two access roads or driveways to a public street wherever practicable. Is this practicable for this location and use?
3. The Commission should determine if landscaping will be required for this transient use. The site plan does not show any landscaping.
4. Questions for the applicant:
 - **Will the site be fenced? If so, what style of fencing will be used?**

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code, etc.? If not, which ones does it not comply with?
2. Would impacts be properly mitigated? If not, which impacts would not be mitigated?
3. What could the applicant do to gain approval?

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Wetland Map
- Google Maps – Aerial & Street Views
- Pictures Taken August 20, 2026
- Assessor Plat – T.13N R.3E Section 11 and T.13N R.3E Section 12
- Site Plan
- Additional Submittal from Applicant Received August 19, 2026
- Responses

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year or a permit extension will be required.
5. Must comply with requirements of the Cascade Fire District.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any disturbance of soil on-site. The fee for engineering review shall be reimbursed at 105%.
7. All lighting must comply with the Valley County Code. All exterior lights, including temporary lighting, shall be fully shielded so that there is not upward or horizontal projection of lights. Lights cannot project onto other properties.
8. The site must be kept in a neat and orderly manner.
9. Hours of operation are limited to 7:00 a.m. – 7:00 p.m., Monday through Saturday.
10. Shall obtain a sign permit prior to installation of any signs.
11. Building permits will be required for any fencing over 6-ft in height.
12. The use occurs on two adjacent parcels that will be encumbered as long as the conditional use permit exists. The separate transfer of ownership of either parcel would invalidate this conditional use permit.
13. Equipment, vehicles, and fencing cannot be within the road right-of-way.
14. There shall only be one vehicular access point (driveway) onto Lakeshore Drive for this use.
15. The conditional use permit is only for use by Idaho Power and their contractors.
16. Items shall not be stored through the winter; this would make it permanent.
17. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
 2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
 3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING
QUESTIONS 1, 2, and 3

QUESTIONS 1, 2, and 3		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
RESIDENTIAL USES	1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2	1
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	2
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2	3
	4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	4
	5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	5
	6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	6
	7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	7
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1	8	
	9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2	9	
	10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+1	+2	+2	10
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1	+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	+1	-1	+1	11
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	12
	13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1	-1	-1	-2	-2	-2	-2	-1	+2	+2	+2	13	
COMMERCIAL USES	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+1	+2	+2	-1	+1	14
	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1	-2	-2	-1	-2	-2	+2	-1	+1	15	
	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2	+1	+2	+2	+1	+2	-1	-1	16	
	17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1	+1	-1	+1	+1	-2	-2	17	
	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+1	+1	+1	21	
INDUST. USES	19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2	+1	+2	-2	-2	19	
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+2	-2	+1	20	
	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2	+1	+1	21	
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-2	-1	-2	-2	+1	+2	22	
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-2	-1	-2	+1	+1	+2	23		

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 19 Area Business

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -2 X 4 -8

1. Is the proposed use compatible with the dominant adjacent land use?

Agricultural

(+2/-2) +1 X 2 +2

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Cascade Well Houses

(+2/-2) -1 X 1 -1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

S.F. Residential

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +3

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Yes, it is large but there

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

No lots created, no permanent structures

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Major Collector

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

No Impact

(+2/-2) +2 X 2 +4

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Will provide efficient location for updating power pole

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

No Change

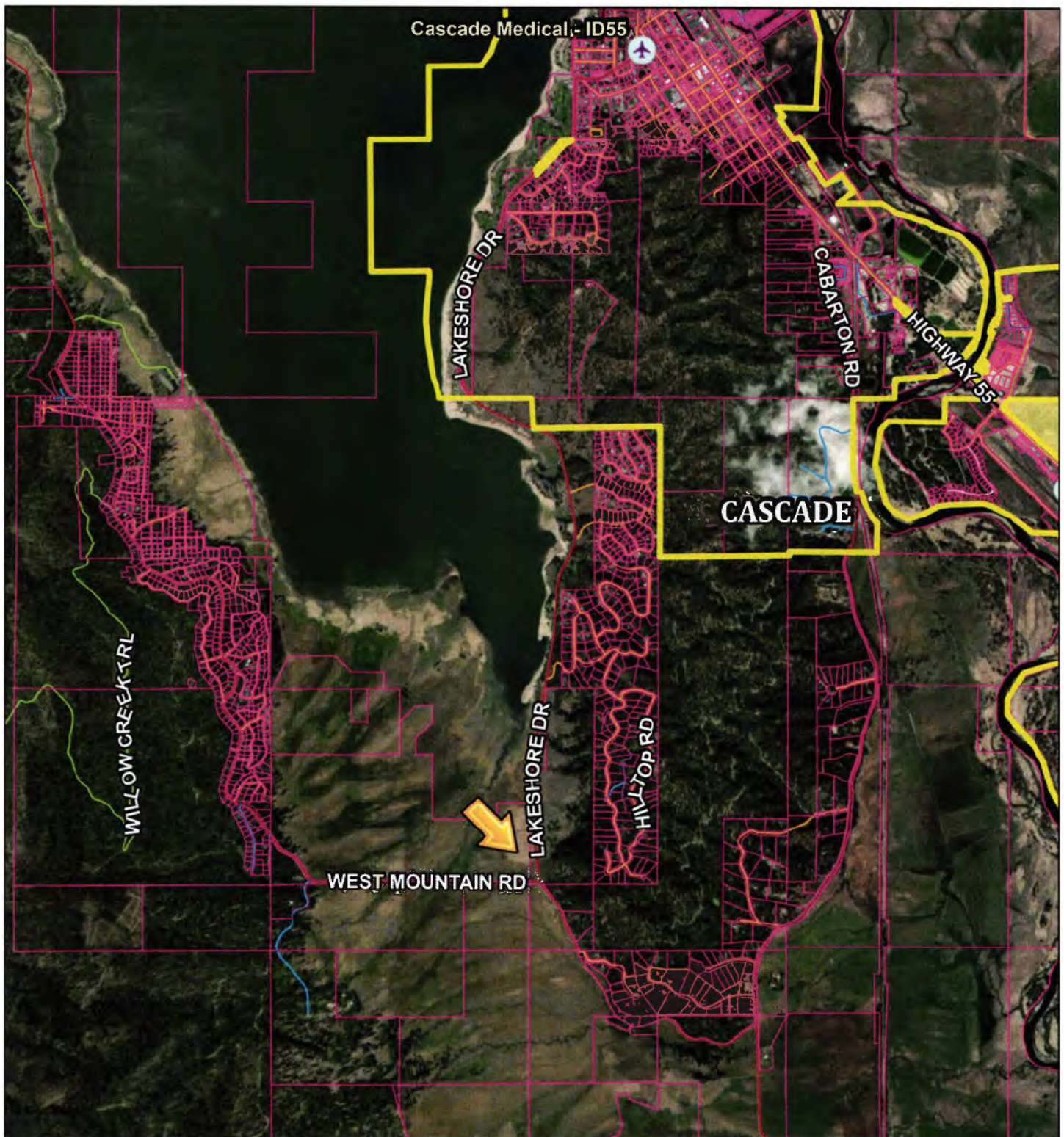
Sub-Total (+) 23

Sub-Total (--) 9

Total Score +14

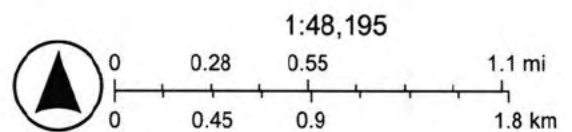
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

CUP 26-024 Location Map



7/27/2026, 4:11:17 PM

- | | |
|--|---|
|  Airstrips |  MINOR COLLECTOR |
|  Municipal Boundaries |  COLLECTOR |
|  City Impact Areas |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |
| |  Other |



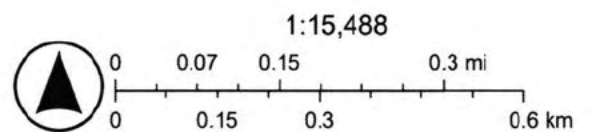
Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

CUP 26-024 Aerial Map



7/27/2026, 4:19:17 PM

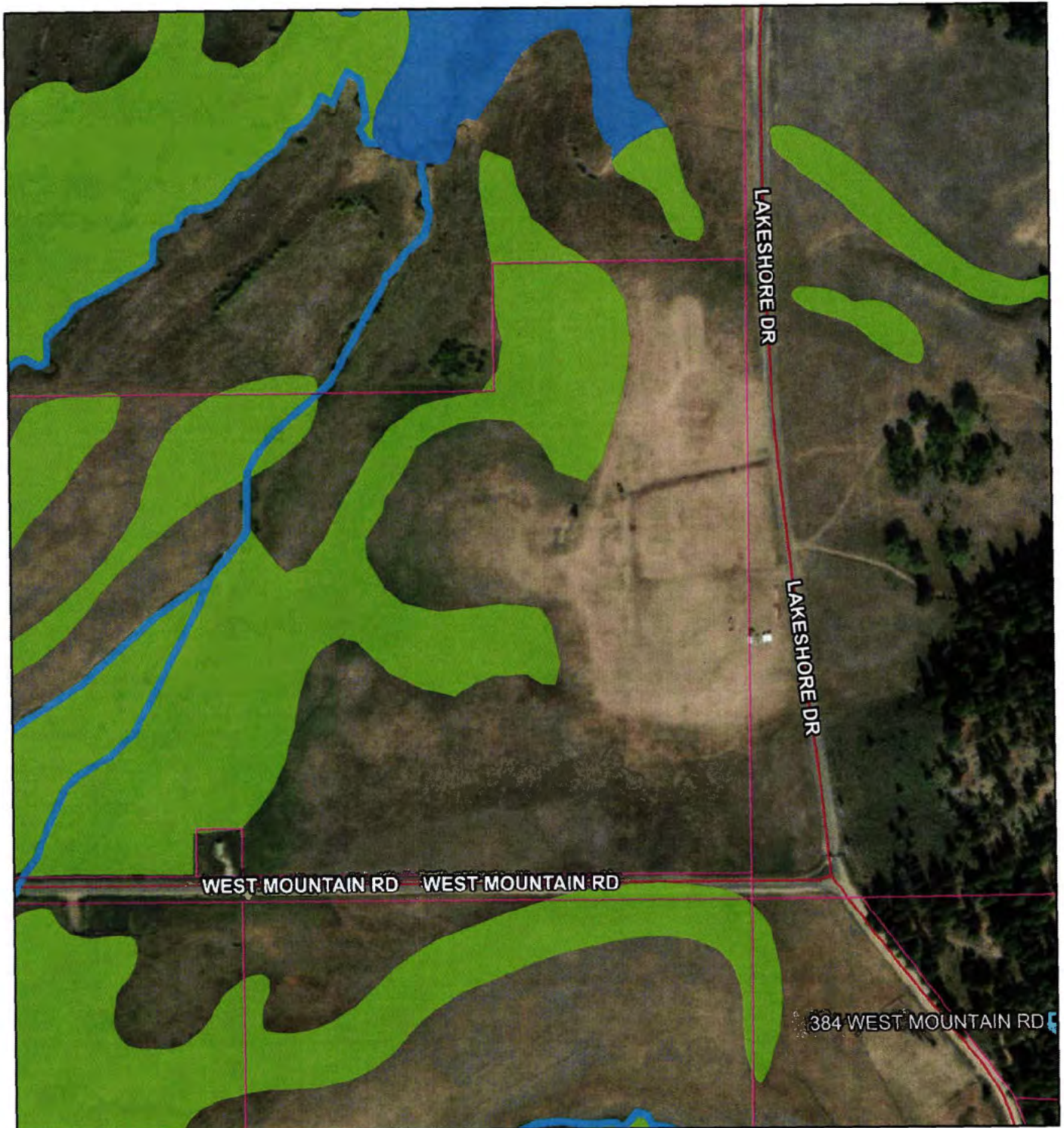
- | | |
|---|---|
|  Airstrips |  MINOR COLLECTOR |
|  Municipal Boundaries |  COLLECTOR |
|  City Impact Areas |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |
| |  Other |



Kutter, Valley County, Valley County GIS
 support@co.valley.id.us
 208-382-7106, Source: Esri, Vantor, Earthstar Geographics, and the GIS
 User Community

Created by Valley County

CUP 26-024 Wetland Map



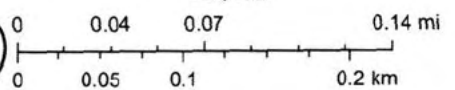
8/25/2026, 11:47:11 AM

1:6,086

- Airstrips
- Address Points
- Municipal Boundaries
- Parcel Boundaries
- Wetlands (USFWS)**
 - Marine

- Estuary
- Marsh, Swamp, Bog, Prairie
- River
- Lake, Reservoir
- Roads**
 - MAJOR
 - MINOR COLLECTOR

- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER



Valley County, Source: USFWS, Esri, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor



Google Maps – Aerial View

Google Maps

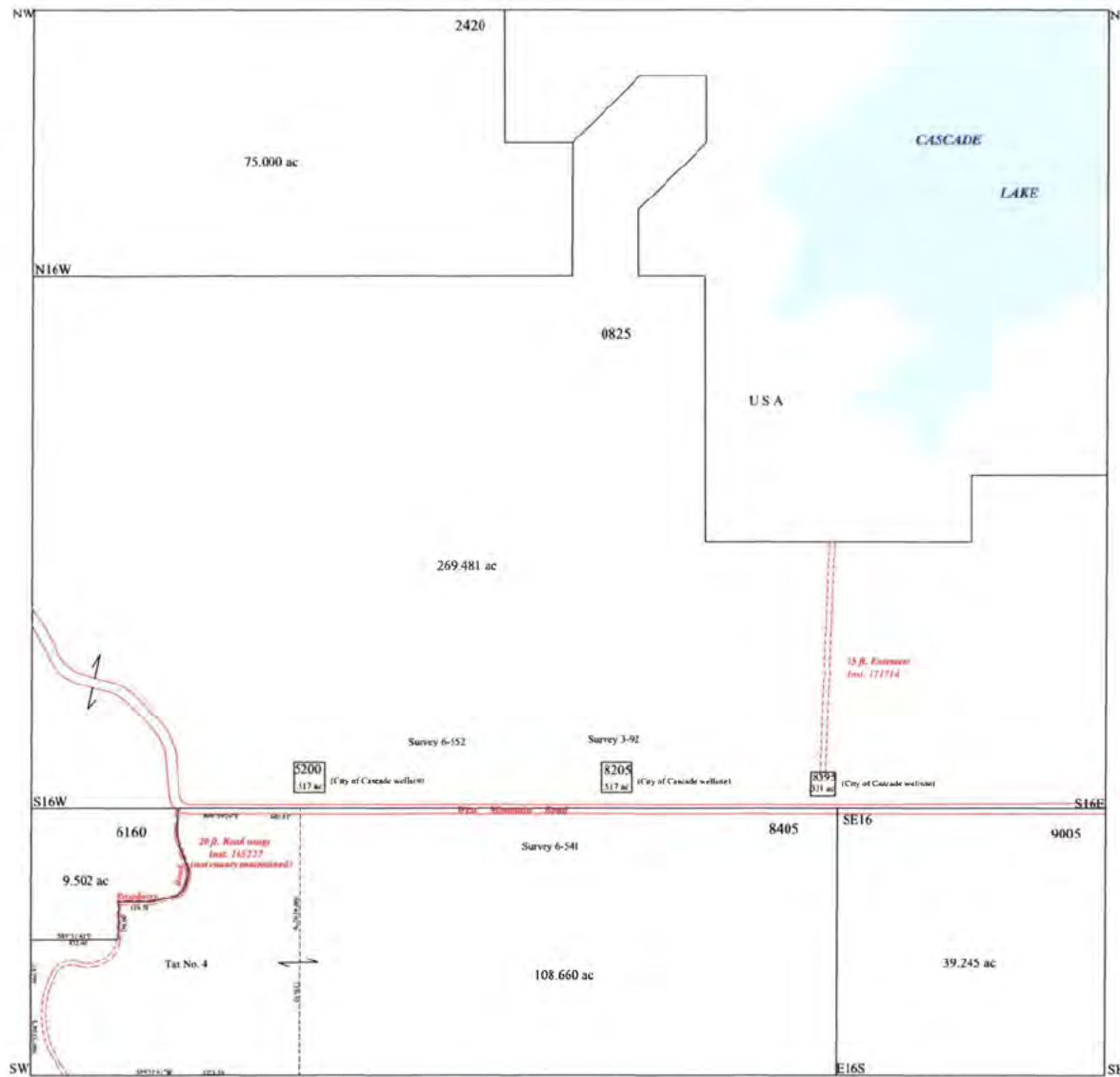
Looking Westerly from Lakeshore Drive

(Source Google Maps – Street View, August 2024)

Site was being used as an Emergency Fire Camp at the time this picture was taken





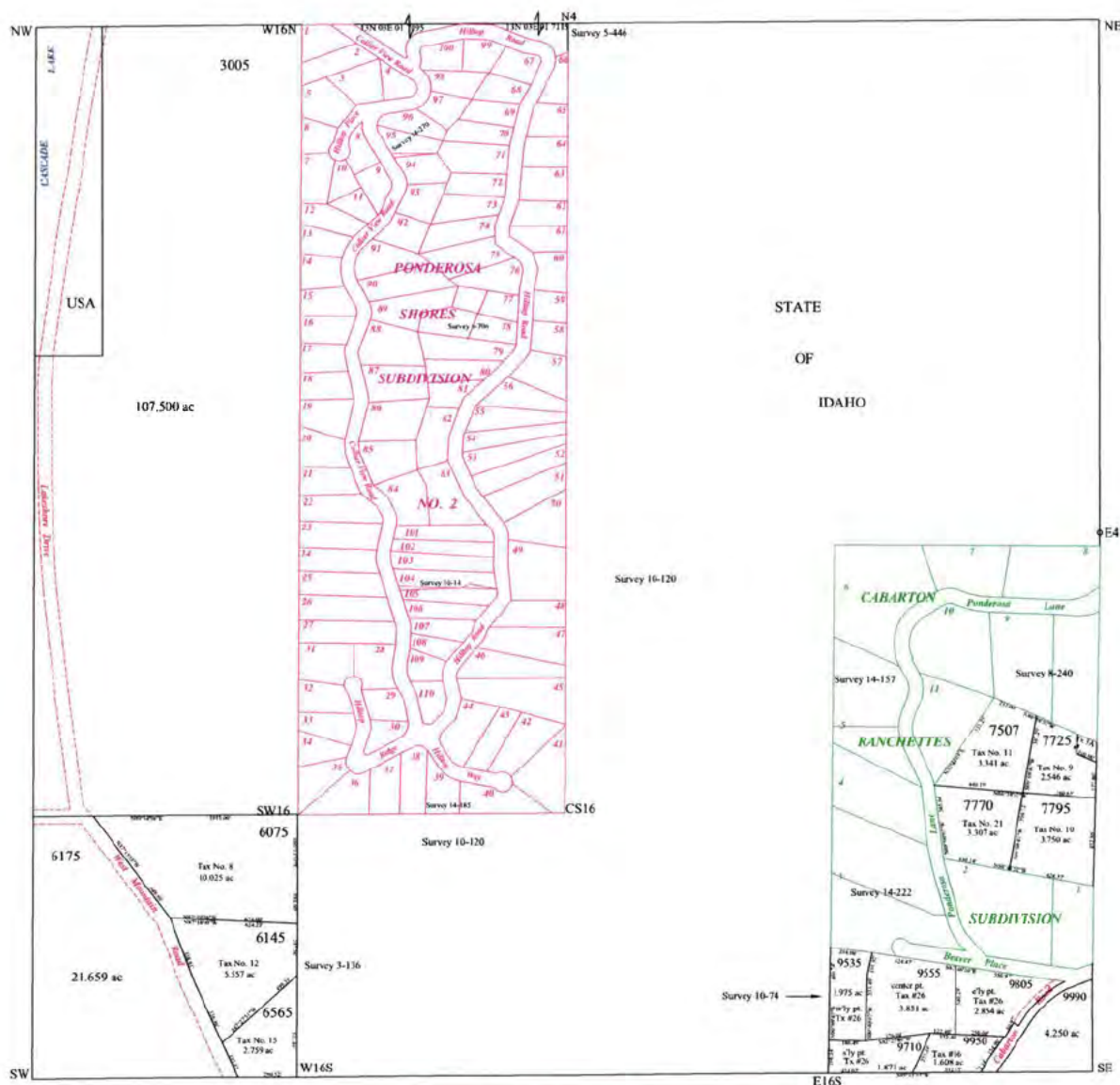


This drawing is as in (1) and (5) Scheme 2 (replace ON , Y , The Cation of NO) Reagents for last two steps: CH_3COOH , CH_3COONa .

TWP. 13N R03E SEC. 11

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:	Valley County Base Map
Scale:	1"=1000'
Date:	9/30/2022
Drawn by:	L. Frederick



This drawing is to be used for Reference Purposes ONLY. The Course is NOT Responsible for Any Inaccuracies Contained Herein.

TWP. 13N
R03E
SEC. 12

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:	Valley County Base Map
Scale:	1" = 100'
Date:	1/5/2023
Drawn by:	L Frederick

Staging Area
Location

Latitude: 44.47412

Longitude: -116.05748

June 17th - December 31st 2024

Contact

Josh
[REDACTED]



Lake Shore Dr.

NFD 422 RD

West Mountain Rd.



Re: More information needed for Laydown Yard

From Doris Allen <[REDACTED]@il[REDACTED]>
Date Wed 8/19/2026 11:51 AM
To Hannah Smith <hsmith@valleycountyid.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In speaking to the contractor for Idaho Power, every single time could be different depending on the scope of work. Giving estimates on the higher side 4 conex for future, 80 poles, could run 4 crews and each crew would have a bucket truck and digger and a pickup each and dump trailer and flatbed trailer for up to approximately 15 vehicles. Hours of operation vary depends on scope of work. 7am to 7 pm

For anticipated trips - they could go in first thing in the morning and be out all day or they could be in and out 5 to 10 times a day. That also depends on the scope of work. Everything varies per their job or idaho powers job.

They also advised me they do put one portable potty on site serviced weekly for their employees.

The contractor advised that a lay down yard close to their work site not only saves on gas and time but is for the safety of their employees and crews. If they can get their crews closer and they only have to drive 20 minutes vs an hour and a half one way to the job site that is a safety issue.

Hope this answers your questions .

Doris Allen
Westside Ranches,LLC
Sent from my iPhone

On Jul 29, 2026, at 11:38AM, Hannah Smith <hsmith@valleycountyid.gov> wrote:

Good morning,

I have attached a letter from Cynda to this email, some more information is necessary for the application to be seen by the P&Z Commission. This is outlined in the letter. Please work with Probst Electric to determine the answers. You can email the answers back to me directly. Thank you

Hannah Smith
Valley County
Planning and Zoning Permit Technician
PO Box 1350
Cascade, ID 83611

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: September 3, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

We have reviewed the items you requested us to review as listed on the September 3, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. SUB 26-011 North Fork Landing – Preliminary Plat

See Parametrix comments in the July 9, 2026 Planning and Zoning agenda letter.

New Business:

1. SUB 26-012 Buckcamp Meadows - Preliminary & Final Plat

The applicant should clarify whether the access road is a private road or a driveway. A private road will need to comply with the Valley County Minimum Standards for Private Road Design and Construction. Otherwise, the driveway does not need to be developed and grading and drainage plans are not required for review. The applicant will need to comply with fire access requirements.

A Traffic Impact Study is not warranted for one additional residence; however, the Road and Bridge Department should approve the access arrangement. All driveway connections to public roads for the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction.

2. CUP 26-024 Westside Ranches LLC Laydown Yard

The Applicant did not provide Anticipated Trip Generation estimates but based on the described operation provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Valley County Road & Bridge Department will assess county public road access requirements as applicable.

All proposed driveway connections to public roads for the described operations within the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction.



3. VAC 26-002 Raynor Vacation of Utility Easements

Along with obtaining no-objection or release documentation from utility providers and public agencies, the applicant should verify that there are no storm drain facilities within the utility easement. From our observation, the easement does not appear to provide access to any storm drain facilities.

4. Proposed Ordinance - Design Guidelines and Landscaping Along Scenic Byways and Removal of Short-term Rental Codes

See attached Word document with Parametrix comments.

Please contact me if you have any questions.

Sincerely,

Parametrix

A handwritten signature in black ink, appearing to read "Paul S. Ashton", written over a horizontal line.

Paul Ashton, PE



From: Emily Hart <ehart@mccall.id.us>

Sent: Tuesday, August 4, 2026 11:43 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Re: VC PZ Commission - Agency Notice for September 3, 2026

Hello Lori and Cynda,

McCall Airport Comments Below:

SUB 26-012 Buckcamp Meadows is 2.2 miles from end of Rwy 34. It is in the Conical Surface. No McCall Airport recommendations at this time.

CUP 26-0245 Westside Ranches LLC Laydown Yard. No McCall Airport Comment.

VAC 26-002 Raynor Vacation of Utility Easements. No McCall Airport Comment.

Ordinance Proposal: Scenic Byways... No McCall Airport Comment.

Best,
Emily

Emily Hart, ACE/GA, C.M.

Manager | McCall Municipal Airport

208.630.3441 (cell) | 208.634.1448 (office)

<https://www.mccall.id.us/160/McCall-Municipal-Airport>